

# Prospect of Higher Rents Spurs Trading

**Apartment Houses, Large and Small, Subjects of Speculation; Old Houses on Par With New Ones**

## Park Ave. Feels Demand

**Fine Building at 929 Sold Yesterday; West Side Tenants Expect Increase**

That even the finest kind of real estate in the city is subject to speculation was demonstrated yesterday, when Douglas L. Einman & Co. and N. E. Berwin & Co. sold to Max Lowenthal and R. A. Low for the Loroco Corporation, H. L. Peterson, president, 929 Park Avenue, a twelve-story modern apartment house on plot 53.3x100. The house is arranged with one apartment on a floor of twelve rooms and four baths each, and includes among its tenants Ethel Root Jr., Robert E. Raem, Donald R. Parker and Robert C. Ream. Donald R. Parker & Co. sold the property to the present seller after three and one-half years ago. N. E. Berwin & Co. will manage the house for the new owner. Howell, Wynde & Roberts acted for the sellers and Milton Dammann represents the buyers as attorney.

Pease & Elliman have sold for T. W. McClellan O'Reilly & Dahl agents, the residence of Senator Frank J. La Guardia at 120 East Eighty-second Street, on lot 25x100, to Edward C. Weinstock, who intends to alter it into small suites.

## Builder Turns Speculator

Apartment houses, at least some of them, must be cheap to sell at prices, for Samuel A. Hoffman, himself an apartment builder, has bought from Eugenia Rothschild, the Wellesley, a seven-story fireproof apartment house at the northeast corner of West End Avenue and Eighty-first Street, on plot 20x125. Mark Rafalsky & Co. were the brokers.

## More West Side Buying

Worthington, an eight-story elevator apartment house at 533 West 112th Street, has been resold by Max N. Natanson to Charles Kimmelman. It occupies a plot 100x100, and accommodates forty families. William S. Baker was the broker. The seller acted through Pease & Elliman.

Frederick Brown has purchased from Mrs. Alfred Lauterbach the Cragsmoor, a six-story elevator apartment house, covering a plot 63x100, at 49 West 116th Street, adjoining the northeast corner of Amsterdam Avenue. Byrne & Bowman were the brokers.

## Uptown Flats Attractive

H. B. Selvin has purchased 851 West 30th Street, northwest corner of Pinehurst Avenue, 1x109, a five-story twenty-five-family apartment, renting at \$1,000. The Maraport Realty Company has the seller and S. Eichler the buyer.

Pedersen & Bernstein have purchased from Kate Goodridge and Thomas S. Major 52 and 54 St. Nicholas Place, a five-story apartment house, 11x110, known as Demarest Court. W. Skinner was the broker.

H. B. Selvin purchased 100 Hayne Street, 100x103, a five-story 25-family tenement, renting at \$14,000, from a client of Abraham Leichter. A. Small was the broker.

## Trinity Sells Fulton St. Parcel

The Trinity Church Corporation has sold to Frederick Brown 205 Fulton Street, a four-story building, on lot 27x100, to Mrs. E. Hobart, who purchased recently the adjoining building at 153 through the same broker.

Harris & Vaughn have sold for M. T. Collins 173 East Seventy-eighth Street, a four-story dwelling, on lot 19.8x104.

## Profit on St. Nicholas Avenue House

Ennis & Simnett have resold 700 St. Nicholas Avenue, a four-story and basement dwelling, on lot 20x125, to Jacob Rabinowitz for occupancy. Frederick Zittel & Sons were the brokers.

## Dwelling Was to Be Auctioned

The three-story and basement dwelling, on lot 16.2x100, at 121 West Sixty-third Street, has been sold to an investor. This was scheduled to be sold at auction yesterday by Bryan L. Kennedy.

## Realty Company Sells in 135th Street

The Dormond Realty Company, Simon Meyer's president, has sold to S. S. Valders 226 West 135th Street, a three-story and basement dwelling, on lot 18.8x99.11.

## Man from Texas Buys Fine Connecticut Place

Douglas L. Elliman & Co. sold for William W. Dashill, president of the New York Lubricating Oil Company, his forty-four-acre estate, known as Croftleigh, on Palmer Hill, Greenwich, Conn. The buildings on the property consist of a residence, a model concert hall, included in which is a ballroom with a balcony gallery, a large garage with extensive servants' quarters and the usual other outbuildings. Among the features of this place is a lake of about one acre, fed by springs on the property. The buyer, who is from Texas, withholds his name for the present.

## Company Sells 17th St. Loft

Blaine & Co. have sold for the 4 West Fifty-seventh Street Company the seven-story loft building, 25x82, at 110 West Seventeenth Street.

## To Be Tenant of Rockefeller

Alfred C. Bosson, architect, has leased, through Albert B. Ashforth, the top floor of the Rockefeller building at 680 Fifth Avenue, adjoining St. Thomas' Church.

## Reality on Upper East Side Shows Signs of Revival

The four-story dwelling, 18.9x100.11, at 316 East 119th Street, near Second Avenue, has been sold by Charles H. Young and others to Anna Fossberg.

William H. Brady has sold 52 East 117th Street, adjoining a four-story corner of Madison Avenue, a four-story and basement dwelling, on lot 19x100.11.

## The Meister Builders, Inc., have sold

to the Kaboth Realty Company two five-story apartment houses at 208 and 210 East 122d Street.

The two four-story buildings, on a plot 38x88, at 2180 and 2182 Second Avenue, adjoining the northeast corner of 122d Street, have been sold by Philip Sagerman.

## Corner in Fur District Is Sold

Louis Schrag has sold for the estate of Annie R. Gilbert 288 and 285 Seventh Avenue, northeast corner of Twenty-sixth Street, a six-story store and dwellings on lot 45x100.

## Sale in Thompson Street

The Durkee Company has sold 11 Thompson Street, a two-story building, on plot 20x80, for \$10,000. For terms, see front page.

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## REAL ESTATE FOR SALE

## REAL ESTATE WANTED

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80,000 to 40,000 square feet—in or near New York City. Will lease or purchase. MAILER, 224 Room, Times Building.

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## A DESIRABLE INVESTMENT

AT BAYSIDE, L. I.—ATTRACTIVE home, ready to move in, 7 rooms and bath, with garage, deck and 8 minutes from station, one story, from Foley, built plot, \$60,000, price \$3,500, must be paid quickly. MORGENTHAU, 206 Broadway, Telephone 3366.

## NEW YORK STATE

## Shorefront Bargain!

The best purchase in a short time, property I know of in the community, value \$10,000. Ask for details.

Howard Goldsmith, 63 Park Row

Telephone 2396. Beckman.

# Lower Broadway Landmark Bought by Realty Syndicate

**Haight Building, One of the Oldest, Taken by Norman S. Riesenfeld and Elias A. Cohen; Bankers Want to Buy It for Building Site**

The Haight Building is six stories high and fronts on Broadway and on Liberty Street. The Broadway section is 47.8 feet wide and 140 feet deep. The Liberty Street part is twenty-five feet wide and 111 feet deep. The seven-story building at 152 Broadway, which Mr. Riesenfeld bought for it, was there was every reason to suppose that the deal would be consummated, but something happened and the Haight estate continued in possession of the reality.

The latter building was once the home of Agent Chester A. Arthur. He was a member of the Adnew family, which had owned the property for two centuries, having bought it from Jan Dammen.

Tiffany was once located in the Haight Building. At that time that section of Broadway was the fashionable trading center of the city. It was the home of some of the Real Estate Board of New York and has since been closely associated with reality. Many brokers having their offices there, it is the only office building downtown which has a hatchway and a block and fall. Elevators had not been invented when it was erected.

## Ship Chandlers Couldn't Rent, So They Bought

Calevas Brothers Purchase Corner of Front St. and Coenties Slip for Their Business

The Brown-Wheelock Company has sold the Traders' Exchange Building, 136 Water Street, a seven-story structure forming an "L" to Pine Street. It has a frontage of 25 feet in Water Street and 33.10 feet in Pine Street. The structure is ten stories high, front 73 feet on Fifth Avenue, 50 feet on Fourteenth Street and 50 feet on Nineteenth Street and has a floor area of 18,000 square feet.

Henry Corn erected the building about fifteen years ago and sold it to the Hoffman estate in June, 1912. The property was sold subject to a first mortgage of \$700,000. The city assesses it at \$865,000.

## Traders Exchange Bldg., In Water St., Is Sold

Occupied by 40 Tenants, Whose Leases Expire in May; Operators Are the Buyers

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## Piel House on the Drive Has Another Owner Now

Has Twenty Rooms, Passenger Elevator and Was Built to Order for Seller

Pease & Elliman have sold for Gottschell Piel his residence, at 150 Riverside Drive, to Meyer Goldstein, Jr.

Gottschell Piel, a banker, died in 1912.

He was succeeded by his son, Dr. Gottschell Piel, who sold the house to Gottschell Piel, Jr.

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